

## **REPORT OF THE WELLESLEY HOUSING DEVELOPMENT CORPORATION**

The Wellesley Housing Development Corporation (WHDC) is a non-profit corporation authorized in 1997 by Annual Town Meeting and the Selectmen and established by special legislation enacted in 1998 by the General Court to preserve and create affordable housing in Wellesley. In July 2000 the Board of Selectmen appointed the initial WHDC Board of Directors. The purpose of this report is to update the Town on the activities of the WHDC during the past year.

The WHDC's affordable housing mission is to serve two vital interests of the Town: to preserve the Town's tradition of being the home to families from a broad range of economic backgrounds and to respond to State law affordable housing mandates. The WHDC strives to implement that mission by educating Town residents, supporting appropriate affordable housing initiatives, proposing or supporting changes to the Town's Zoning By-law that affect the creation or preservation of affordable housing, and collaborating or partnering with developers of affordable housing proposals that are sensitive to the traditional character of Wellesley.

Set forth below are some of the more significant efforts pursued by the WHDC over the past year to preserve and increase the stock of affordable housing in Wellesley.

- After several years of looking for an appropriate house, in March the WHDC purchased a home on Highland Road. Several minor repairs have been made on the property and preparations are underway to conduct a lottery in which this affordable house will be sold to an income qualified family.
- In 2003 The Board of Public Works transferred ownership of a house on Boulevard Road to the Board of Selectmen. The Selectmen, with Town Meeting's approval, leased the property to the WHDC for conversion to affordable housing. This year the WHDC demolished the house on the property and obtained a Community Preservation grant for use in development of up to two affordable units on the site.
- The WHDC negotiated several of the legal documents related to the transfer of the Walnut Street Firehouse from the Town to the developer. The conversion to three condominium units, one affordable, is underway and the WHDC has hired a consultant to market and conduct the lottery to sell the affordable unit to an income qualified family, and to monitor the developer's compliance with the Town's affordability and historic restoration/preservation requirements.
- Individual directors of the WHDC served on Town committees including the Community Preservation Committee and the Condominium Conversion Study Committee.
- The WHDC worked jointly with the Housing Authority to obtain a Community Preservation grant. This grant will enable the Housing Authority to engage a consultant to help move forward on the rehabilitation of Linden Street apartments under their authority and to assist in obtaining funds for new units at Barton Road.

- The WHDC obtained a Community Preservation grant to hire a consultant to assemble a detailed database of affordable housing in Wellesley and to develop a monitoring system to keep track of that housing.
- Developers who are considering developments with affordable housing components meet with the directors from time to time to review projects. Developers occasionally offer the WHDC houses slated for demolition. The directors considered one of these offers this year but issues of cost and location prevented acceptance of the house.
- The WHDC commented on and provided edits to the affordable unit marketing, tenant selection, and lottery plan for the Hastings Village development. Thirteen of the 52 rental units at Hastings Village are affordable.
- The WHDC reviews, edits, and helps prepare documents such as marketing plans and tenant/housebuyer selection plans, negotiates regulatory and affordability restriction agreements and deed riders for all projects that include affordable housing, coordinates affordable housing initiatives in the Town with the Department of Housing and Community Development, the State agency that oversees affordable housing in Massachusetts, and makes recommendations to the Planning Board regarding developer proposals under the Town's inclusionary zoning bylaw. This year those projects included the redevelopment of the Walnut Street Firehouse, the Wellesley Inn, The Linden Square development, and the conversion of the Wellesley Manor into 28 condominium units, 7 of which will be affordable.

Respectfully Submitted,

**The Directors of the Wellesley Housing Development Corporation**

Thomas G. Schnorr, Chairman  
 Morris W. Kellogg  
 Robert E. Kenney  
 Dona M. Kemp  
 Katherine K Macdonald